



**IT IS ORDERED as set forth below:**

**Date: April 9, 2021**

*Paul Baisier*

**Paul Baisier  
U.S. Bankruptcy Court Judge**

---

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION**

IN RE: ) CHAPTER 7  
)  
SETARA BEGUM SHETU ) CASE NO. 20-61930-PMB  
DEBTOR. )

-----  
)  
NEWREZ LLC D/B/A SHELLPOINT )  
)  
MORTGAGE SERVICING AS )  
)  
SERVICER FOR WILMINGTON )  
)  
SAVINGS FUND SOCIETY, FSB D/B/A )  
)  
CHRISTIANA TRUST, NOT IN ITS )  
)  
INDIVIDUAL CAPACITY BUT SOLELY )  
)  
AS OWNER TRUSTEE FOR )  
)  
DEEPHAVEN RESIDENTIAL )  
)  
MORTGAGE TRUST 2017-2 )  
)  
MOVANT, )  
)  
)  
V. )  
)  
)  
SETARA BEGUM SHETU )  
)  
MICHAEL J. BARGAR, TRUSTEE )  
)  
RESPONDENTS. )

CONTESTED MATTER

**ORDER FOR RELIEF FROM THE AUTOMATIC STAY**

*A Motion for Relief from Automatic Stay* of 11 U.S.C. § 362 was filed March 10, 2021,  
by NewRez LLC d/b/a Shellpoint Mortgage Servicing as servicer for Wilmington Savings Fund

Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as owner trustee for Deephaven Residential Mortgage Trust 2017-2 (the“Movant”), who contends it is the holder of a Security Deed encumbering Debtor’s property known as 2828 Grey Moss Pass, Duluth, GA 30097 (the“Property”) (Doc. No. 54). The Motion was scheduled to come before this Court for hearing April 5, 2021, upon Notice of Assignment of Hearing, which Movant contends was properly served to each party in interest. At the call of the calendar no opposition to the Motion was voiced; accordingly, it is hereby

**ORDERED** that the automatic stay of 11 U.S.C. § 362 is modified only to the extent necessary for Movant, its successors and assigns, servicers, agents and attorneys to commence foreclosure proceedings against the Property, pursuant to applicable state law, and to assert any or all of its respective rights under applicable state law as to the property. It is further

**ORDERED** that Rule 4001(a)(3) is waived and Movant may immediately proceed with foreclosure.

**[END OF DOCUMENT]**

Order prepared by:

/s/ Chad R. Simon  
Chad R. Simon, Attorney for Movant  
Georgia Bar No. 646919  
Bonial & Associates  
Post Office Box 80727  
Atlanta, GA 30366

**DISTRIBUTION LIST**

Setara Begum Shetu  
3320 Moye Trail  
Duluth, GA 30097

Paul Reece Marr  
Paul Reece Marr, P.C.  
Building 24, Suite 350  
1640 Powers Ferry Road  
Marietta, GA 30067

Michael J. Bargar  
Arnall Golden Gregory, LLP  
Suite 2100  
171 17th Street, N.W.  
Atlanta, GA 30363

Shawna Staton  
Office of the United States Trustee  
362 Richard Russell Building  
75 Ted Turner Drive, SW  
Atlanta, GA 30303